

Plat Name: Calverton
Plat #: 220160880

Location: Located on the north side of Fairland Road, 350 feet west of Big Horn Drive.

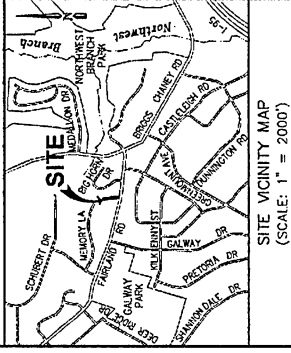
Master Plan: Fairland Master Plan

Plat Details: R-60 zone; 1 lot,

Applicant: Rachael Neve and Frederick Boyce

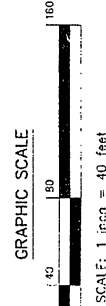
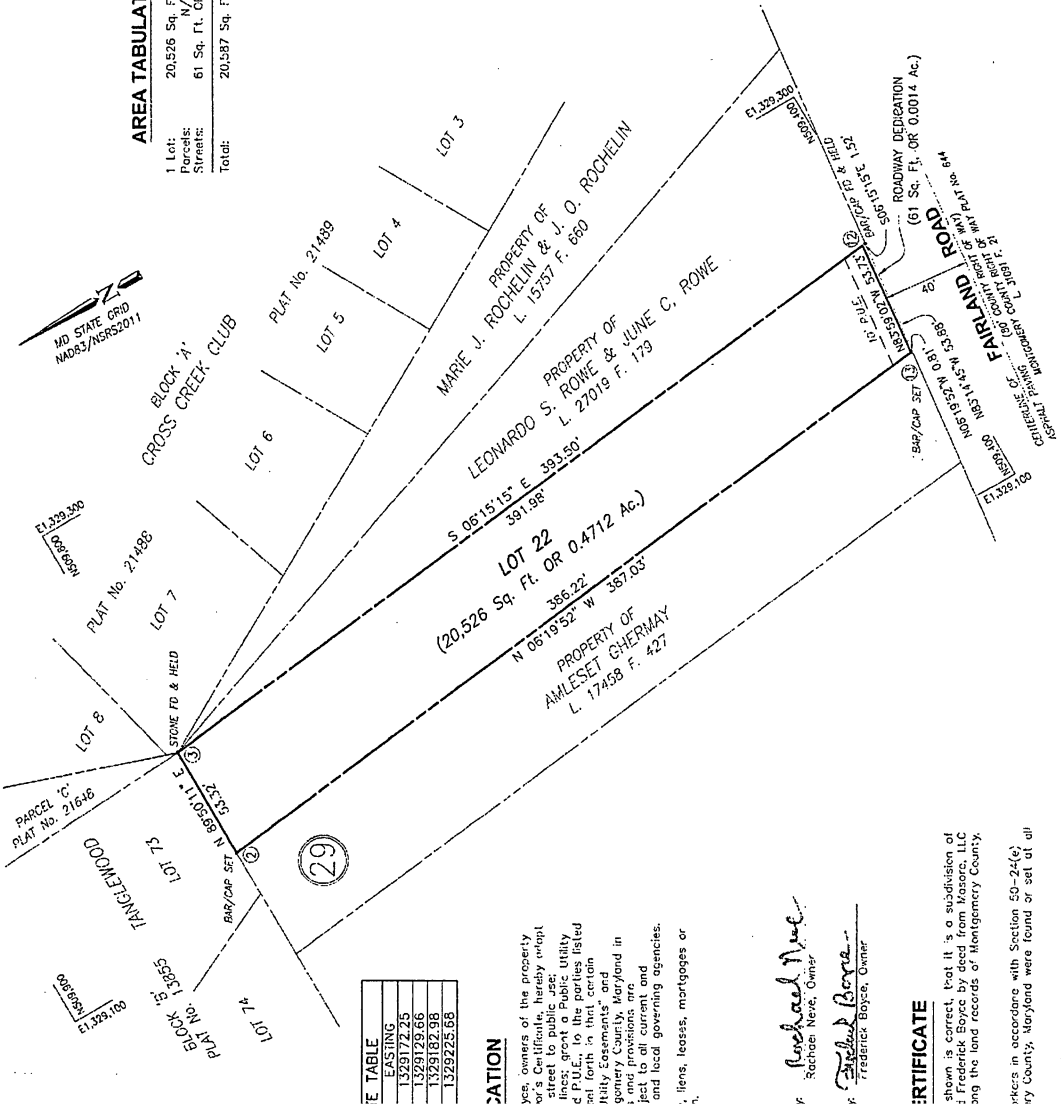
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Subdivision Regulations Waiver No. SRW201502 (MCPB Resolution No. 16-007) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the waiver request.

PLAT No.:



AREA TABULATION

1 Lot: 20,526 Sq. Ft. OR 0.4712 Ac.
 Parcels: N/A
 Streets: 61 Sq. Ft. OR 0.0014 Ac.
 Total: 20,587 Sq. Ft. OR 0.4726 Ac.



GENERAL NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to be incorporated into this subdivision record plat. All such requirements unless expressly contemplated by the plan are approved. The official files for any such plan(s) are maintained by the planning board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every tract affecting the ownership and/or use, nor every matter which may affect the title to the property. The subdivision record plat is not intended to release or examination of title or to depict or note of matters affecting title.
- This property is served by public water and sewer systems only.
- This property shown hereon is zoned R-80.
- W.S.C. 20D scale reference: 216 NE D4 & 217 NE Q1
- Water/Sewer Categories: W1/S1
- This property is shown on Tax Map K0563 & KR361
- Coordinates shown hereon were established using the National Geodetic Survey's North American Datum of 1983 (NAD83) and the National Processing System, projected onto Maryland State Plane coordinates NAD83 (NSRS 2011). The average scale factor for the subject property is 0.99995529. The average property elevation based upon NAVD83 vertical datum is 312 feet, for an elevation factor of 0.99995529. The combined factor for the subject property is 0.99995529. All bearings and distances shown are based on grid coordinates.
- This lot is subject to Subdivision Waiver Request SRW201502 (Approved January 21, 2016), waiving the requirement for Planning Board approval of a Preliminary Plan of subdivision.
- This lot is subject to Variance Case No. A-6448 (Effective Date February 25, 2015), resulting in a reduction of the minimum lot width at the building line from 75 feet to 53.5 feet.

ARTIFICATE

shown is correct, that it is a subdivision of Frederick Boyce by deed from Moscor, LLC using the land records of Montgomery County.

records in accordance with Section 50-24(4), Montgomery County, Maryland were found or set of all included in this subdivision record plat is of, of which of: square feet or 0.0004 acres

[Signature]
 S. WATFIELD JENNINGS, N.A.S.P.
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. T09597
 Exp.: 07-07-2015

[Signature]
 Frederick Boyce, Owner

Cloverlea Land Surveys, Inc.
 LAND SURVEYORS - SITE PLANNERS - CAD DRAFTSMEN
 3401 NIAGARA ROAD - ANNAPOLIS, MD 21403
 OFFICE (410) 894-3157 FAX (410) 458-0884
 Email: cloverlealandsurveys.com@comcast.net

SUBDIVISION RECORD PLAT
LOT 22, BLOCK 29
CALVERTON

COLESVILLE (5th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 MARCH 2016 - SCALE 1" = 40'

ANNING COMMISSION	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY	RECORDED:
BY TRILASURER	APPROVED: <u>7-21-2016</u> DATE	DATE
	<i>[Signature]</i> DIRECTOR	PLAT No.